

# PETITION FOR ZONING VARIANCE 84-292-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.B.02.1.B.(208.3) To permit a sideyard setback of 7 Ft. Instead of the required 10 Ft. and a sum of both side yards of 20 Ft. Instead of the required 25 Ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To enlarge livingroom and family room;

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of March, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of May, 1984, at 10:30 o'clock A.M.

*Carl J. Jablon*  
Zoning Commissioner of Baltimore County.

(over)

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*Carl J. Jablon*  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
To: Zoning Commissioner Date: April 11, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Michael Lozowsky, et ux  
SUBJECT: 84-292-A

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

Mr. & Mrs. Michael Lozowsky  
502 Gwynnwest Road  
Reisterstown, Maryland 21136

RE: Case No. 84-292-A (Item No. 233)  
Petitioner - Michael Lozowsky, et ux  
Variance Petition

Dear Mr. & Mrs. Lozowsky:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of questions or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 26, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #233 (1983-1984)  
Property Owner: Michael Lozowsky, et ux  
S/S Gwynnwest Rd., 109' N/W Deacon Brook Cir.  
Acres: Lot #31 "Chartley East", Book 33,  
Folio 27  
District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 46605, executed in conjunction with the development of "Chartley East, Plat One".

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #233 (1983-1984).

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:RAM:FWR:sm

T-W Key Sheet  
60 NW 37 P.O. Sheet  
NW 15 J Topo  
48 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 7 feet in lieu of the required 10 feet and a sum of side yards of 20 feet in lieu of the required 25 feet for the proposed 12' x 26' addition to increase the habitable area of the existing dwelling, in accordance with the site plans filed herein, is GRANTED, from and after the date of this Order.

*Jan M. H. Jernig*  
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

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*Jan M. H. Jernig*  
Deputy Zoning Commissioner of Baltimore County

Re: Zoning Advisory Meeting of 3/20/84  
Item # 233  
Property Owner: MICHAEL LOZOSKY  
Location: S/S Gwynnwest Rd 109' NW of Deacon Brook Circle.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 3/20/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a 1st level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

*Eugene A. Boler*  
Eugene A. Boler  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

April 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 230(233), 234, 236, 237, and 238. ZAC-Meeting of March 20, 1984

Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 230, 233, 234, 236, 237, and 238.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc. II

HSP/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 233, Zoning Advisory Committee Meeting of March 20, 84

Property Owner: Michael Lozosky, et ux

Location: S/S Gwynnwest Rd District 4

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1282 (1)

Zoning Item # 233 Zoning Advisory Committee Meeting of March 20, 1984  
Page 2

- ☐ Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
  - ☐ The results are valid until \_\_\_\_\_
  - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ☐ shall be valid until \_\_\_\_\_ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

☒ Others: This existing residence is subject to the Gwynneth Falls sewer main extension imposed by the Md. St. Dept. of Health and Mental Hygiene. Petitioner should contact Mr. Jessie Butcher at the Division of Support Services at 494-2762 regarding this main extension.

*Jan J. Jernig*  
Jan J. Jernig, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) B

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4300

PAUL H. REINCKE  
CHIEF

March 27, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Comodori, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Michael Lozosky, et ux

Location: S/S Gwynnwest Rd 109' N/W Deacon Brook Circle

Item No.: 233 Zoning Agenda: Meeting of 3/20/84

Gentlemen:

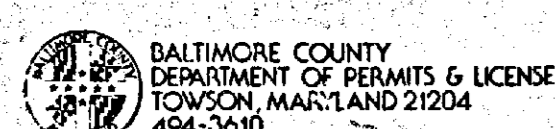
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *Alvin J. Kelly* 3-27-84  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. Hegardt*  
Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

March 22, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 233 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael Lozovsky, et ux  
Location: S/S Gwynnwest Rd. 109' N/W Deacon Brook Circle  
Existing Zoning: R-1  
Proposed Zoning: Variance to permit a side yard setback of 7' in lieu of the required 10' and a sum of both side yards of 20' in lieu of the required 25'.  
Address: Lot #31 "Chartley East" Book 33 Folio 27  
District: 4th.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and other applicable codes.

☒ A building/ & other miscellaneous shall be required before beginning construction.

☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproducible seals and signatures are required on Plans and Technical Data.

☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☒ An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1007 and Table 1002, also Section 503.2.

☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s

☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

CEB:as

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
S/S Gwynnwest Rd., 109' : OF BALTIMORE COUNTY  
NW of Deacon Brook Circle :  
(502 Gwynnwest Rd.) :  
4th District :  
MICHAEL LOZOVSKY, et ux, : Case No. 84-292-A  
Petitioners :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmermann  
Peter Max Zimmermann  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 10th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael Lozovsky, 502 Gwynnwest Road, Reisterstown, MD 21136, Petitioners.

Phyllis Cole Friedman  
Phyllis Cole Friedman



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

May 3, 1984

Mr. and Mrs. Michael Lozovsky  
502 Gwynnwest Road  
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Lozovsky:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M.H. Jung  
JAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. and Mrs. Michael Lozovsky  
502 Gwynnwest Road  
Reisterstown, Maryland 21136

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

RE: Case No. 84-292-A (Item No. 233)  
Petitioner - Michael Lozovsky, et ux  
Variance Petition

Dear Mr. and Mrs. Lozovsky:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

# BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 233 Zoning Advisory Committee Meeting of March 29, 1984

Property Owner: Michael Lozovsky, et ux

Location: S/S Gwynnwest Rd. District 4

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

☒ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

☒ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

☒ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

☒ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

☒ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

☒ If lubrication work and oil changes are performed at this location, the method provided for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 233 Zoning Advisory Committee Meeting of March 29, 1984  
Page 2

☒ Prior to making of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

☒ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

☒ Soil percolation tests (have back/must be) conducted.

☒ The results are valid until

☒ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

☒ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

☒ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

☒ shall be valid until

☒ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

☒ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

☒ Others: This existing residence is subject to the

Gwynn Falls State swimming pool by the

Mid St Dept of Health and Mental Hygiene

Permitting should require Mr. Jesse Butcher of

the Division of Support Services at 494-2743

regarding this construction.

Jan J. Forrest  
JAN J. FORREST, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) 2



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204 2586  
494-4300

PAUL H. REINCKE  
CHIEF

March 27, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Michael Lozovsky, et ux

Location: S/S Gwynnwest Rd. 109' N/W Deacon Brook Circle

Item No.: 233 Zoning Agenda: Meeting of 3/20/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: John J. Forrest Approved: George M. Regan  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

YD JABLON, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 233 Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael Lozovsky, et ux

Location: S/S Gwynnwest Rd. 109' N/W Deacon Brook Circle

Existing Zoning: R-1

Proposed Zoning: Variance to permit a side yard setback of 7' in lieu of the required 10' and a sum of both side yards of 20' in lieu of the required 25'.

Address: Lot #31 "Chartley East" Book 33 Folio 27

District: 4th.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and other applicable codes.

☒ A building/ & other miscellaneous shall be required before beginning construction.

☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproducible seals and signatures are required on Plans and Technical Data.

☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☒ An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1007 and Table 1002, also Section 503.2.

☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s

☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

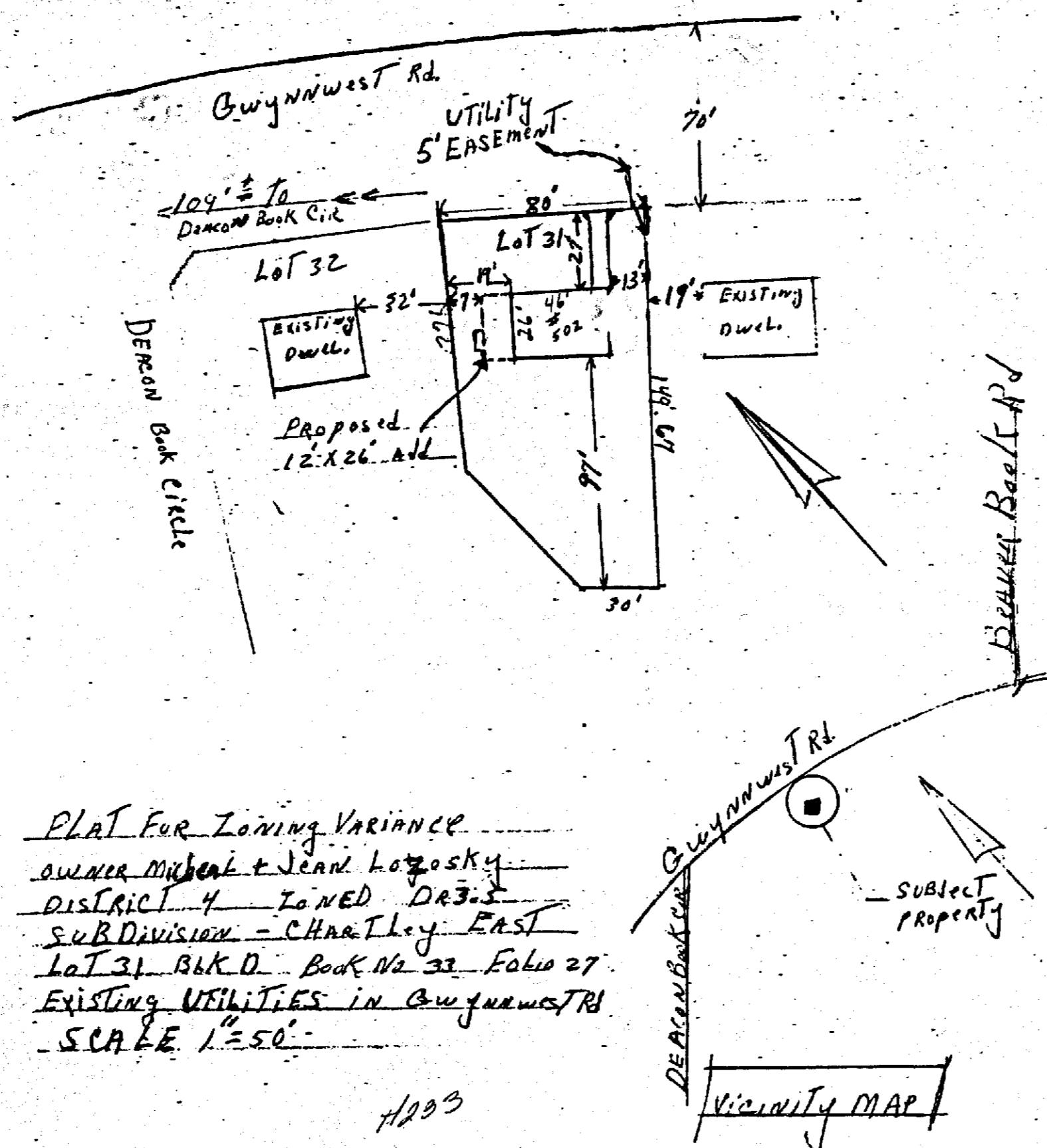
Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

CEB:as

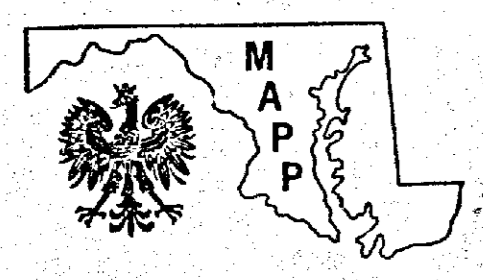
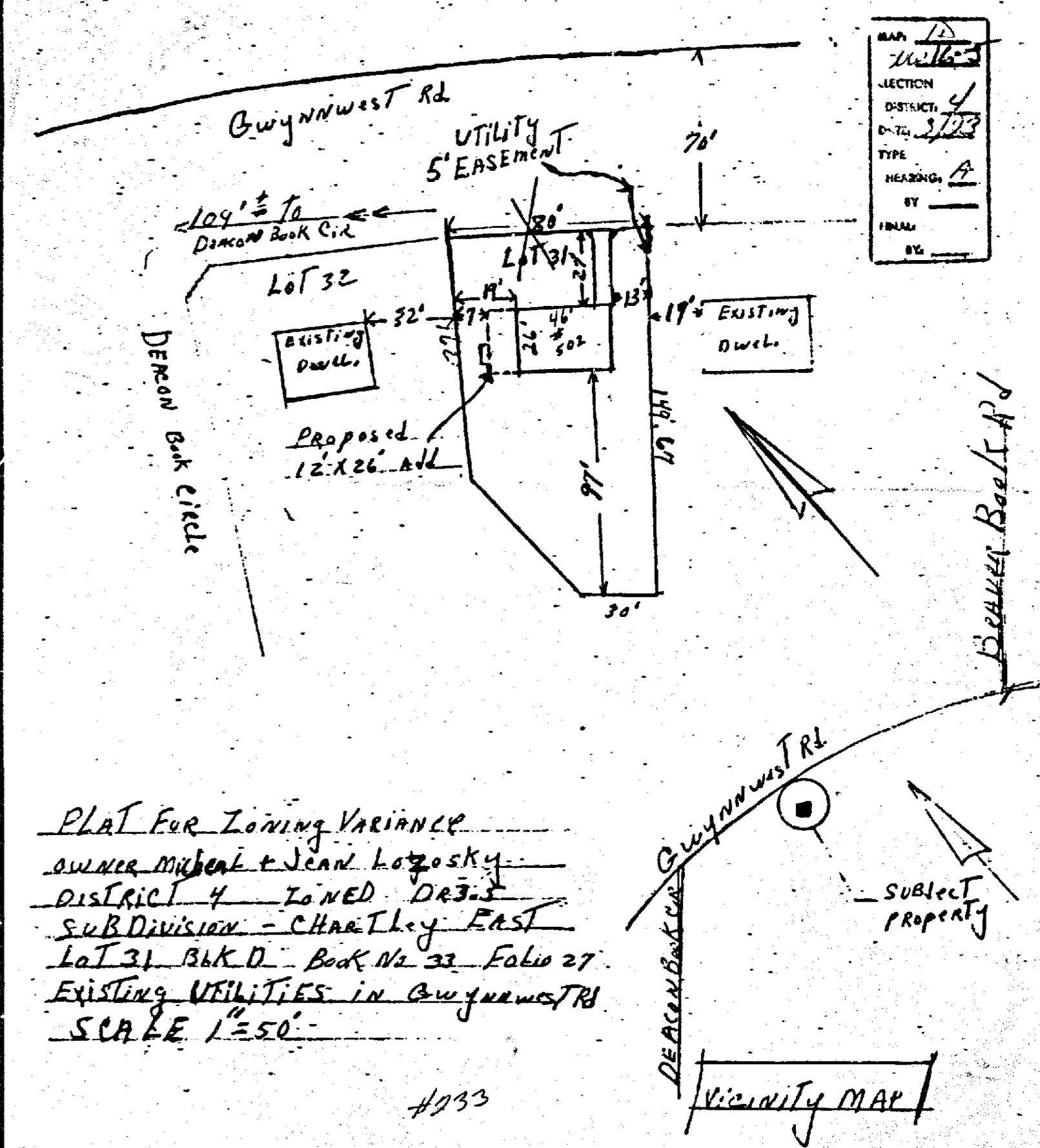
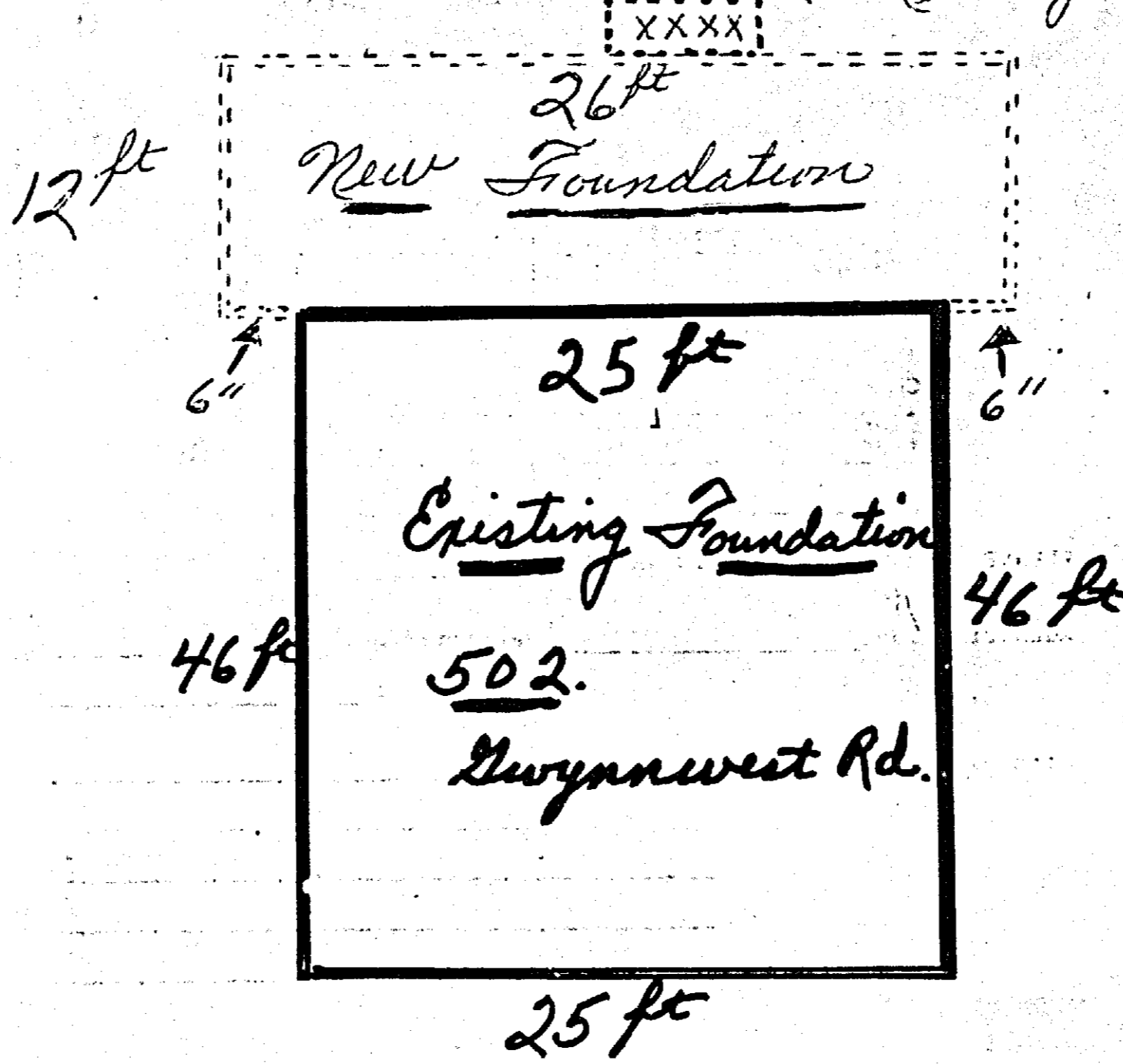
# Zoning Description.

Beginning on South side of Gwynnwest Road 70' feet wide, at a distance of 109' North west of Deacon Brook Circle. Being lot 31 - block D in the subdivision of Chartley East. Book no. 33, Folio 27. Also known as 502 Gwynnwest Road in the 4th. election district.

OFFICE COPY



Foundation proposed 26' width and 12' ft long 6" larger on each side of the existing foundation



MARYLAND ASSOCIATION OF POLKA PROMOTERS, INC.  
502 Gwynnwest Rd. Reisterstown, MD 21136

MICHAEL A. LOZOVSKY  
President  
JEAN E. LOZOVSKY  
Vice President

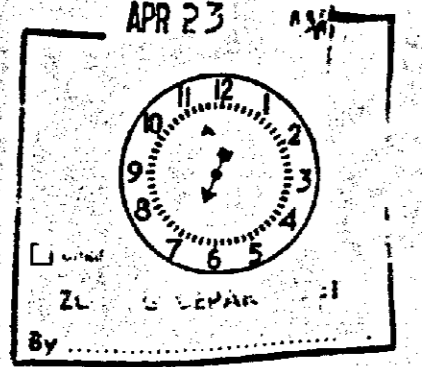
CONNIE J. JAMANSKY  
Secretary  
TED M. RYCHLAK  
Treasurer

April 20, 1984

Dear Sir,  
Here is a drawing from the Contractor John T. Roke  
HC - 11C 8561 - Phone 665-9156.  
He is the foundation drawing same as the variance  
drawing 26' x 12' ft. John T. Roke drawing shows 6" setback on each side of existing foundation is only 25' ft

Yours Truly,  
Michael A. Lozovsky

Lynd High School Work - 823-0601 - 28 73  
Home after 6 PM - 833-9197  
answering service number



## PETITION FOR VARIANCES

4th Election District

ZONING: Petition for Variances  
LOCATION: South side Gwynnwest Road, 109 ft. Northwest of Deacon Brook Circle (502 Gwynnwest Road)  
DATE & TIME: Tuesday, May 1, 1984 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 7 ft. instead of the required 10 ft. and a sum of both side yards of 20 ft. instead of the required 25 ft.

Being the property of Michael Lozovsky, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## Zoning Description.

Beginning on South side of Gwynnwest Road 70' feet wide, at a distance of 109' North west of Deacon Brook Circle. Being lot 31 - block D in the subdivision of Chartley East. Book no. 33, Folio 27. Also known as 502 Gwynnwest Road in the 4th. election district.



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

April 25, 1984

Mr. & Mrs. Michael Lozovsky  
502 Gwynnwest Road  
Reisterstown, Maryland 21136

Re: Petition for Variances  
S/S Gwynnwest Rd., 109' NW of Deacon Brook Circle (502 Gwynnwest Road)  
Case No. 84-292-A

Dear Mr. & Mrs. Lozovsky:

This is to advise you that \$48.92 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Januszy, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130295

DATE: 5-1-84 ACCOUNT: 01-615-100

AMOUNT: \$48.92

RECEIVED BY: Michael Lozovsky

FROM: Arlene Januszy

7/CH

025\*\*\*\*\*89210 50124

VALIDATION OR SIGNATURE OF CASHIER

# 84-292-1 CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ <sup>successive weeks</sup> of one time ~~before~~ <sup>before</sup> the 1st day of May, 1984, the last publication appearing on the 12th day of April 1984.

THE JEFFERSONIAN  
L. Frank Smith  
Manager.

Cost of Advertisement, \$18.00

# DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ <sup>successive weeks</sup> of one time ~~before~~ <sup>before</sup> the 1st day of May, 1984, the last publication appearing on the 12th day of April 1984.

THE JEFFERSONIAN  
L. Frank Smith  
Manager.

Cost of Advertisement, \$18.00

Mr. & Mrs. Michael Lozsky  
502 Gwynnwest Road  
Reisterstown, Maryland 21136

## NOTICE OF HEARING

Re: Petition for Variances  
8/8 Gwynnwest Rd., 109' NW of Deacon Brook Circle (502 Gwynnwest Road)  
Michael Lozsky, et ux - Petitioners  
Case No. 84-292-A

TIME: 10:30 A.M.

DATE: Tuesday, May 1, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

## PETITION FOR VARIANCES

4th Election District

ZONING: Petition for Variances

LOCATION: South side Gwynnwest Road, 109 ft. Northwest of Deacon Brook Circle (502 Gwynnwest Road)

DATE & TIME: Tuesday, May 1, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

**PETITION FOR VARIANCES**  
4th Election District

ZONING: Petition for Variances

LOCATION: South side Gwynnwest Road, 109 ft. Northwest of Deacon Brook Circle (502 Gwynnwest Road)

DATE & TIME: Tuesday, May 1, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

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Being the property of Michael Lozsky, et ux, as shown on plat plan filed with the Zoning Department.

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., April 12, 1984

that the annexed Petition for Variance of ~~one~~ <sup>successive weeks</sup> ~~time~~ <sup>before</sup> the 1st day of April, 1984, in the Times, a daily newspaper published in Westminster, Carroll County, Maryland. Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

NEWSPAPERS OF MARYLAND, INC.

Per Linda May

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

84-292-A

District 4th Date of Posting 4-13-84

Posted for: Variances

Petitioner: Michael Lozsky et ux

Location of property: 8/8 of Gwynnwest Road, 109' NW of Deacon Brook Circle (502 Gwynnwest Road)

Location of Signs: On front of 502 Gwynnwest Road

Remarks:

Posted by: A. J. Jablon Signature Date of return: 4-20-84

Number of Signs: /

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 126889

DATE 3-6-84 ACCOUNT R-01-615-070

AMOUNT 35.00

RECEIVED FROM: owner

FOR: Filing fee for item 233 Lozsky

8 055\*\*\*\*\*250010 50664

VALIDATION OR SIGNATURE OF CASHIER